

**Foxborough Planning Board
Meeting Minutes
October 25, 2012
Town Hall**

Members Present: William Grieder, Gordon Greene, Ron Bressé, Alternate John Rhoads

Members Absent: Kevin Weinfeld, Shannon McLaughlin

Also Present: Planner Sharon Wason

In light of the absences of Kevin Weinfeld and Shannon McLaughlin, John Rhoads will participate in the meeting.

7:00 p.m. Review of old/new business

Review of Meeting Minutes

The Board reviewed the minutes of the meetings of January 12, 2012, March 8, 2012, March 22, 2012, April 5, 2012, April 19, 2012, May 10, 2012, May 31, 2012, June 14, 2012, June 28, 2012, July 12, 2012, July 26, 2012, and August 9, 2012. There were no changes or corrections.

Motion by Gordon Greene to approve the minutes of January 12, 2012, March 8, 2012, March 22, 2012, April 5, 2012, April 19, 2012, May 10, 2012, May 31, 2012, June 14, 2012, June 28, 2012, July 12, 2012, July 26, 2012, and August 9, 2012 as submitted. Seconded by John Rhoads. Unanimous Affirmative Vote (3:0)

Planner's Update

Sharon Wason distributed a memo regarding a meeting held to discuss the Compost Site and memo from Conservation Manager Pierce also concern the Compost Site. She explained that they built a larger pad than approved and filled in wetlands. She stated that she will attend the November 5th Conservation Commission meeting with Mr. Felix. She suggested that the logging operation cease until Site Plan approval from the Planning Board is granted. She added that Mr. Felix will apply for a Building Permit for the trailer. W.Grieder stated that Mr. Felix should submit a plan on methods of operations. G.Greene stated that the commercial and compost areas are separated and running smoothly but agreed that what has been built is larger than approved.

**7:05 p.m. Request for Site Plan Waiver
Jake N Joe's – 25 Foxborough Boulevard**

S.Wason read memo from Building Commissioner Casbarra concerning a proposed patio at Jake N Joe's a restaurant that will be opening at 25 Foxborough Boulevard.

Gerry Frucciero, operator of Jake & Joe's was present. He stated that they are leasing the property. W.Grieder stated that the property has more than enough parking for current use, but is concerned since a medical office building to be built adjacent to the restaurant has been approved. G.Frucciero responded that he believes that the plan has been abandoned; the lease agreement requires that the plan is abandoned and parking lot is to be used solely by restaurant. He stated

that up to 4 parking spaces will be removed to accommodate the patio. W.Grieder stated that the land owner should submit a letter stating that medical building is being abandoned. There were no other comments.

Motion by J.Rhoads to approve the request for site plan waiver to construct a patio at 25 Foxborough Boulevard with the following conditions:

1. Correspondence shall be submitted withdrawing approval for medical building.
2. Alcohol shall not be served on the patio until approval has been granted by the Licensing Board.

Seconded by G.Greene. Unanimous Affirmative Vote (4:0)

**7:20 p.m. Discussion concerning Meditech
One Constitution Way**

Tony Polimeno, Director of Operations/Administration at Meditech was present along with Steve Smith from Ford Construction and architect Michael Karr from Payette.

S.Smith stated that they are renovating the former One Beacon building at One Constitution Way. The building will have 500 new employees along with a conference center. This is a moderate renovations project since the building was built in the late 1980s. He showed a rendering of the modification and pointed out the new drop off area to serve the conference center area and relocated handicap parking spaces.

T.Polimero stated that the company services 2,500 hospitals worldwide and the conference center will be the main training center for customers. He stated that staff and friends to the company will be allowed to use ballroom area for events, but the space will not be leased.
Will maintain 820 parking spaces

W.Grieder stated that the community is excited that the building is being used. J.Rhoads concurred, adding the Meditech is a good company and he is happy that they are here.

**7:30 p.m. Request for minor modification
34 Pleasant Street
Wooding Development**

Jude Gauvin, engineer with Adept ESC, Inc. represented Mr. Wooding. He presented the revised drawings and noted that the aisles were shrunk to make up for the increased impervious caused by the revised building.

S.Wason introduced Water & Sewer Superintendent Bob Worthley and stated that the Board needs to make sure that changes to the plans that the Water Department required are included in the plans. He stated that the water line is shown under the patios and he would like the line to be moved 5 feet so if a valve breaks it can be accessible. He stated that they had previously requested the line to be a 4" line as a 2" line with 8 units could cause problems with pressure and also requested a blow off at the end of the line. J.Gauvin stated that he noted all the changes requested by B.Worthley and would revise the plans accordingly. S.Wason stated that she would like the modification sheets submitted prior to the Board endorsing them. W.Grieder stated that the Board has worked with Mr. Wooding to keep the project active, adding that Mr. Wooding laid

out money for offsite improvements. He stated that he would propose approving the modification but not endorsement of the plans be done until all the changes are done.

Motion by W.Griender to determine that the request is a minor modification to the site plan. Seconded by J.Rhoads. Unanimous Affirmative Vote (4:0)

Motion by G.Greene to approve the minor modification with the following conditions to the water service:

1. Location of valves moved 5 feet
2. Water line to be 4"
3. Blow off installed at the end of the line.

Seconded by J.Rhoads. Unanimous Affirmative Vote (4:0)

**7:50 p.m. Continued Public Hearing
Special Permit – Accessory Apartment
10 Paula Lane
Joseph & Julie Kelley**

Joseph & Julie Kelley were present along with contractor Dan Burns. The Board reviewed the revised drawings. D.Burns stated that the revised drawings show all the dimensions and it was confirmed that the apartment is 812 sf. S.Wason read memo from Building Commissioner Casbarra noting that the revised plans show the location of the common wall.

There were no comments from the public

Motion by G.Greene to close the public hearing. Seconded by J.Rhoads. Unanimous Affirmative Vote (4:0)

Motion by G.Greene to approve the special permit with the following conditions:

1. This permit is specific to the petitioner. It is not transferable, nor shall it run with the land.
2. Occupancy of the second unit shall be limited to the petitioner's parents, Gerard and/or Margaret Marquis. This Permit shall expire upon the home being sold or when the petitioner's parents no longer reside in the unit.
3. This Special Permit shall be recorded at the Registry of Deeds and referenced to the deed of the parcel prior to its taking effect. A copy of the recording information shall be supplied to the Building Commissioner and Planning Office prior to a Building Permit being issued.
4. Any change(s) from this permit or any of its conditions deemed substantive by any Town official shall be submitted for review to the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s).

Seconded by J.Rhoads. Unanimous Affirmative Vote (4:0)

**8:00 p.m. Form A
Dexter Road
King-Foxboro LLC & King-Dexter LLC**

Rich Leslie of Bay Colony Group presented the plans. He explained that a small parcel on Dexter Road (Parcel C) is being removed from Lot FE-3C and combined with Lot FE-1A to give Building 8 appropriate setback.

Motion by R.Bressé to approve the Form A plan since the Board found that no new lots were being created and all lots involved have sufficient frontage and appropriate access on a public way. Seconded by G.Greene. Unanimous Affirmative Vote (4:0)

8:15 p.m. Meeting adjourned.

Respectfully submitted,
Gabriela Jordan

Approved by: Gordon Greene, Clerk

Date: April 25, 2013